

Jeffrey A. Nein, AICP
(703) 456-8103
jnein@cooley.com

BY HAND DELIVERY

August 29, 2008

Stephen Gardner
Project Manager
Department of Planning
1 Harrison St., S.E., 3rd Floor
Leesburg, Virginia 20177-7000



RE: ZMAP 2006-0011/ZCPA 2006-0003, Stone Ridge Commercial

Dear Stephen:

We haven't talked about this case in awhile and I am writing to give you a brief update on our progress and to let you know that we anticipate submitting our response to Staff's initial review comments in October.

You may recall that the OTS review comments cited several concerns with the future condition of Gum Spring Road at Route 50 and with the West Spine Road. We spent a lot of time with OTS last summer and fall working through these concerns, many of which were resolved with the approval of the Glascock Field rezoning case, ZMAP 2006-0007, and the approval of the Arcola Center rezoning case, ZMAP 2006-0015, in December 2007. The revised CDP we will be submitting will reflect the road alignments and improvements approved with those cases.

Over the past several months we have been working on a new development program in consideration of the housing market situation. Our revised application will no longer include any additional housing units, but will propose that certain previously approved housing units be relocated within Stone Ridge. The application will continue to include a modest increase in the amount of office floor area.

Our last meetings with OTS staff on the road concerns occurred in October of last year, so this application remains an active application. Please do not hesitate to contact me if you have any questions.

Very truly yours,

Cooley Godward Kronish LLP



Jeffrey A. Nein, AICP
Senior Land Use Planner

cc: Roy R. Barnett, Van Metre Companies

375936 v1/RE